



# The Priors

Old Windsor, Berkshire



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An imposing Grade II\* listed residence, set within 5.5 acres, close to the River Thames and historic Runnymede

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Church Road, Old Windsor, Berkshire SL4 2JW

M4 (J5) 4 miles, M25 (J13) 4 miles, Windsor town centre 2.5 miles, Ascot High Street 7.2 miles, Heathrow Airport (T5) 7 miles, Central London 24.7 miles

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*Main House:*

Reception hall | Drawing room | Dining room | Sitting room | Study  
Octagonal music room | Kitchen/breakfast room | Utility room  
Stores | Cellars

Principal bedroom suite with dressing room and balcony | 2 Further bedroom suites (1 with dressing room ) | 5 Further bedrooms  
2 Family bathroom/shower rooms

*Ancillary Accommodation:*

Studio apartment | Chalet studio

Double garaging | Ornamental bell tower | Lime avenue | Croquet lawn | Pergola | Secret Garden | Kitchen garden | Water features  
Courtyard | Terracing | Tennis court | Swimming pool | Pool house

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*Historical notes*

The Priory stated life as a Coaching Inn in the mid-18th century. Around 1730, Richard Bateman, a friend of Horace Walpole, pioneer of the ‘Sharawadze’ or ‘Chinoiserie’ style, fell in love with the house and leased it, due to the owner not wanting to sell it. Bateman called the property ‘Grove House’. In 1759, the house was modified in the Gothic style when a cloister (since demolished) was added by Richard Bentley of Strawberry Hill fame. It was further altered in 1761-2 when the impressive Gothic style octagon room was added, designed by Johann Heinrich Muntz. It was around this time that the property became a monastery, giving rise to its present name, The Priory

*The property*

The origins of The Priory can be traced to the mid-18th century, with subsequent alterations, and as a result, this fine Grade II\* listed property still retains the grandeur of a bygone era, showcasing many character features including a remarkable gothic-style octagon room, now used as a music room. In addition to the main house, there is ancillary accommodation in the form of a studio apartment above the garaging, and discreetly positioned away from the house, there is also a chalet studio.

The house is approached via impressive electric gates, opening onto a long sweeping driveway that culminates in a large lawned turning circle. Upon arrival, a spacious Jacobean style portico with Tuscan columns and a decorative frieze, invites you to enter the house and into a stately reception hall. Many of the reception rooms are arranged around the hall, including the drawing room with its ornate plastered ceiling featuring fruit and flower motifs, the sitting room and a dining room, both of which boast decorative plastered ceilings. The spacious kitchen/ breakfast room, fitted with a comprehensive range of hand-made units, a granite topped central island, integrated appliances and an Aga, provides ample space for a breakfast table, around which there is useful built-in seating. A

study and a cloakroom are located in the west wing of the house whilst a utility room and a store room can be found in the upper cellar, which may be accessed from within the main house or via a courtyard off the kitchen. The lower cellar features a coal hole as well as a store with a vaulted ceiling, that could be utilised as a wine cellar.

Upstairs, many of the rooms enjoy a pleasing outlook over the gardens and the accommodation includes a principal suite comprising a bedroom and a dressing room, both with double doors opening out to a balcony, and a bathroom. There are two further bedrooms on this level, one en suite, along with a family bathroom, whilst located on a half landing is a guest suite comprising a bedroom, dressing room and bathroom. The second floor plays host to four further bedrooms, serviced by a shower room.

*Studio apartment*

Located above the garage and accessed via a cobbled courtyard, is a self-contained studio apartment comprising a sitting room/bedroom, a bathroom and a kitchen.

*Chalet studio*

Beyond the main garden, and hidden from view, is the secret garden where a chalet style studio lies, with a shower room.

*Gardens and grounds*

Amounting to about 5.5 acres, the gardens and grounds include a sunken croquet lawn, a tennis court, a large outdoor swimming pool, a secret garden, a lime avenue, kitchen garden, terracing, a pond with a waterfall, and a lily pond. There is a fine collection of mature trees and shrubs, including specimen trees such as an Indian Bean tree, and a large magnolia grandiflora. In addition to the garaging, there is ample parking including an area at the front of the main house.









**Location**

Church Road is situated on the edge of the village of Old Windsor and is conveniently located for transport links, with the M25 and M4 motorways being within easy reach. A range of shops catering for day-to-day needs is available in Old Windsor itself whilst more extensive amenities may be found in Windsor and Staines.

The nearby historic market town of Windsor is one of the UK’s most prestigious locations, with Windsor Castle being the official residence of the Her Majesty the Queen, and the town with its pretty streets, beautiful parks and proximity to London (regular train services from Windsor’s two stations and also Datchet station). Windsor boasts a fine variety of shopping and supermarkets, while some of the country’s finest restaurants are within easy reach.

Leisure and sporting facilities are superb and plentiful, with world-class golf courses on Old Windsor’s doorstep, spectacular parks, and the river Thames for boating and rowing. The historic Runnymede is just minutes away from the property and slightly further afield is Windsor Great Park, Savill Garden and Virginia Water.

Old Windsor is also fortunate to be in close proximity to some of the country’s finest state and public schools including St. John’s Beaumont in Old Windsor and Bishopsgate in Englefield Green.



**Directions**

With Strutt & Parker’s Windsor office on your left, head along Sheet Street (B3022) and the road will bear around to the right into Kings Road. Continue to the roundabout and take the 1st exit onto Albert Road (A308). Follow the road to another roundabout and keep to the right hand lane to stay on the A308, signposted M25/Egham/Staines. After about 0.8 miles, turn left into The Friary (if you reach the BP Petrol Station on the left, you have gone too far). Cedar Close will be found on the right hand side.

From Junction 13 of the M25 motorway proceed to the roundabout and follow the A30 towards Egham. At the roundabout, take the third exit (Windsor Road) A308, and continue towards Runnymede and Old Windsor (the River Thames will be on your right). Continue across the mini roundabout into Straight Road, passing through some traffic lights. Turn right into Church Road (after the turning for The Avenue) and after about 0.4 miles, the entrance to The Priory will be found on the right hand side.

**General Information**

**Local Authority:** Windsor & Maidenhead Council  
**Services:** Main house – mains electricity, gas, water and drainage.  
**Council Tax:** Band H  
**Tenure:** Freehold  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.’

**Covenants and/or restrictions:** There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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*Strutt & Parker Country Department*  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

*Strutt & Parker Windsor*  
16 Park St, Windsor SL4 1LU

+44 (0) 1753 257217  
windsor@struttandparker.com  
struttandparker.com

50 offices across England  
and Scotland, including Prime  
Central London





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